

Scholars Walk, Langley, Berkshire, SL3 8LZ

£538,000

Freehold

b simmons

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Tucked away in a cul-de-sac development and within 0.3 miles to Langley railway / Elizabeth line station, B Simmons are pleased to present to the market this modern townhouse offering spacious and versatile accommodation, a private driveway providing off street parking and comes with the benefit of NO ONWARD CHAIN.

As you enter through the front door there is a built in storage cupboard, stairs leading to the first floor and doors through to; a downstairs contemporary shower room, a utility room with a door out to the rear garden, a converted storage room and a downstairs bedroom with built in wardrobes. On the first floor there is a modern fitted kitchen/breakfast room with space for a table and chairs and an 'L' shaped lounge/diner. On the second floor landing there is access to loft storage space, the master bedroom with built in furniture and an en-suite bathroom and the second bedroom with a contemporary en-suite shower room. Outside there is a private rear garden predominantly laid to artificial lawn with a patio area for outside dining, whilst to the front there is a driveway providing ample off street parking.

Located within walking distance of Langley railway station and Elizabeth line, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

Council Tax Band: D / EPC Rating: C



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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

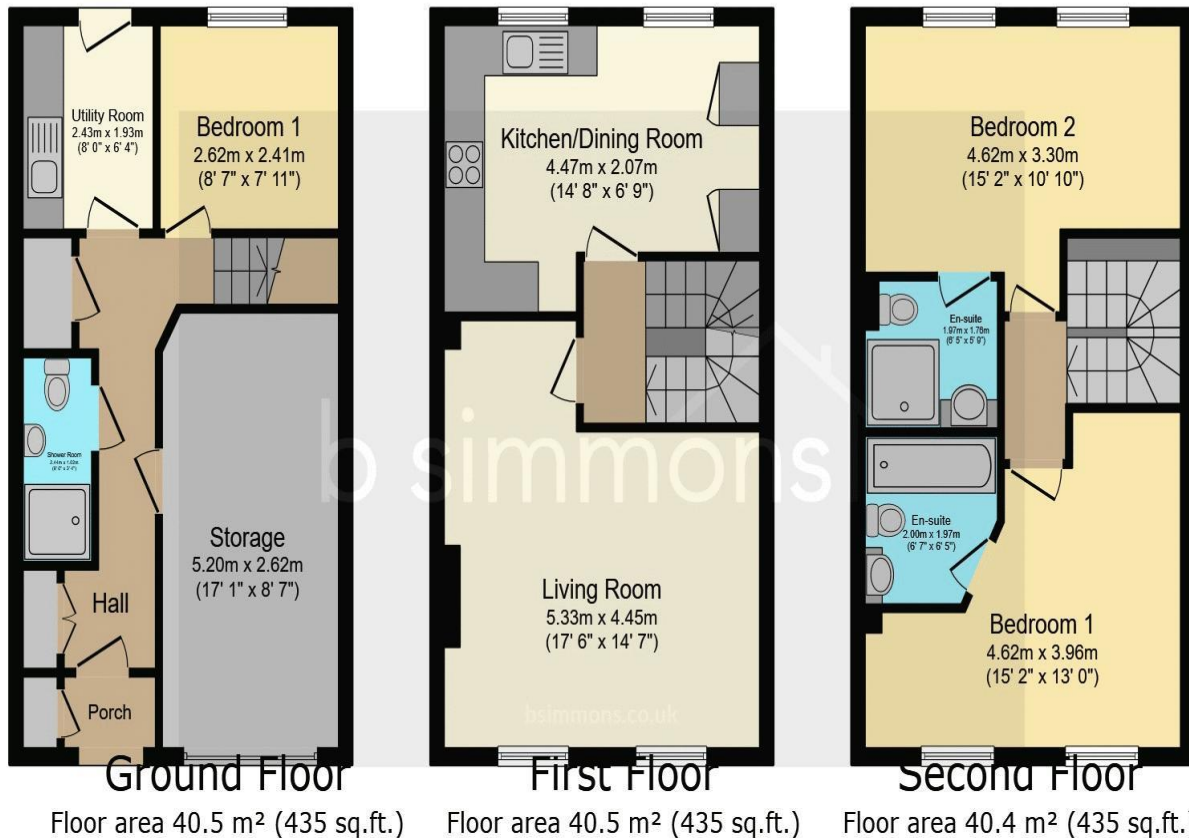


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**TOTAL: 121.3 m<sup>2</sup> (1,306 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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T: 01753 545555 E: [langley@bsimmons.co.uk](mailto:langley@bsimmons.co.uk)

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.